



10/15 VERNEY STREET KINGS BEACH QLD 4551

Prepared on 4th June 2024

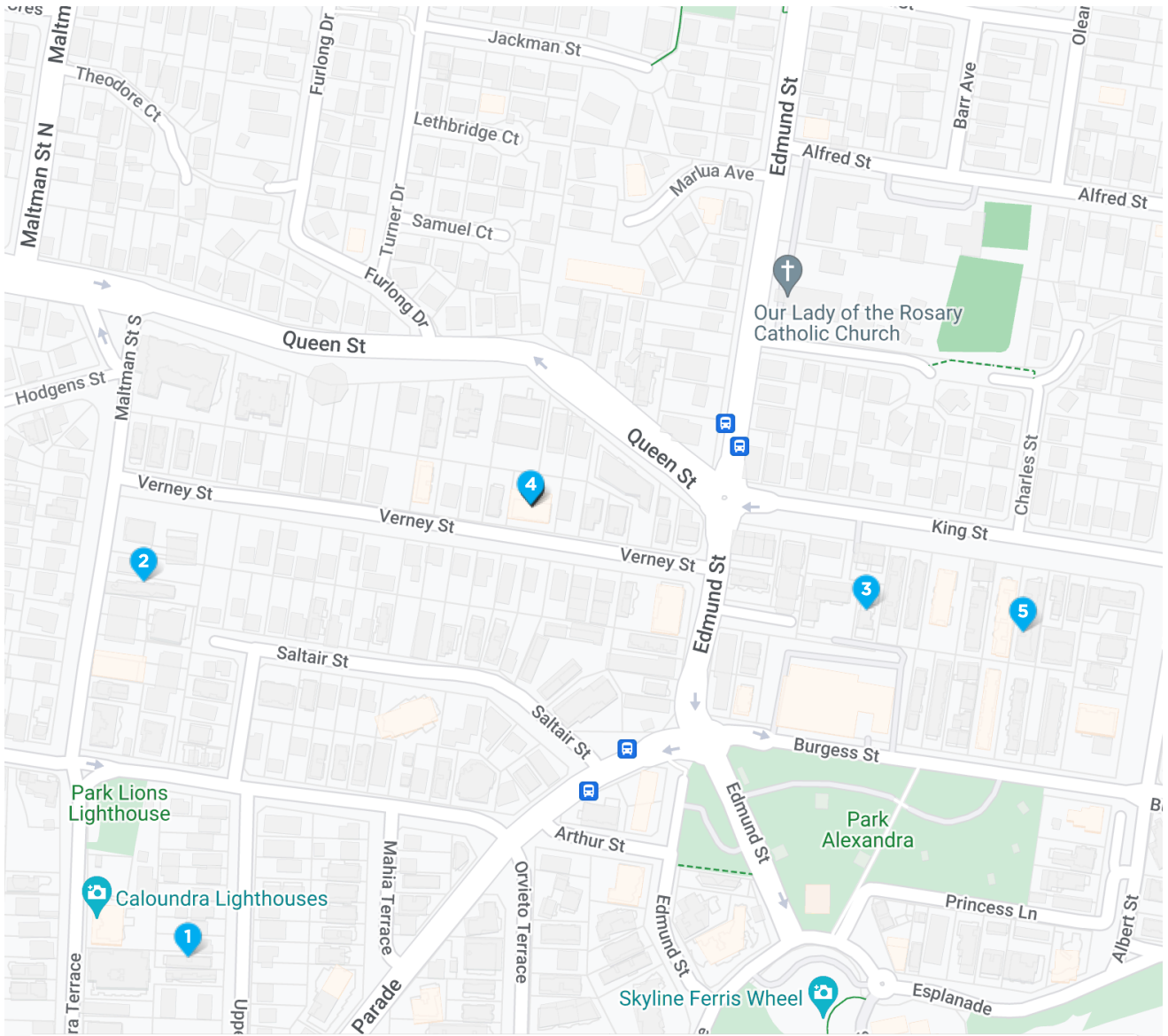
Admin First National
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CALOUNDRA QLD 4551

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Comparables Map: Sales




| |  |  |  | |
|--|---|---|---|-----------|
| 1 5/26 UPPER GAY TERRACE KINGS BEACH QLD 4551 | 2 | 1 | 1 | \$640,000 |
| 2 3/23 MALTMAN STREET SOUTH KINGS BEACH QLD 4551 | 2 | 2 | 1 | \$670,000 |
| 3 10/1 SYKES AVENUE KINGS BEACH QLD 4551 | 2 | 1 | 1 | \$680,000 |
| 4 12/15 VERNEY STREET KINGS BEACH QLD 4551 | 2 | 1 | 1 | \$710,000 |
| 5 13/38A KING STREET KINGS BEACH QLD 4551 | 2 | 1 | 1 | \$754,000 |

Comparable Sales


- 1** 5/26 UPPER GAY TERRACE KINGS BEACH QLD 4551 **Sold Price** **\$640,000**




🏠 2 🚿 1 🚗 1 📏 116m² 📐 89m²
 Year Built 1982 DOM 21
 Sold Date 19-Feb-24 Distance 0.41km
 First Listing OFFERS OVER \$629,000
 Last Listing OFFERS OVER \$629,000
- 2** 3/23 MALTMAN STREET SOUTH KINGS BEACH QLD 4551 **Sold Price** **\$670,000**



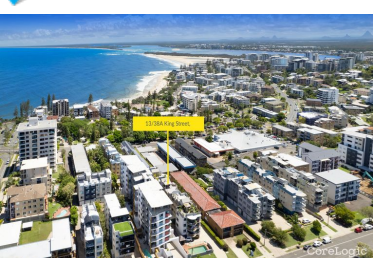
🏠 2 🚿 2 🚗 1 📏 108m² 📐 108m²
 Year Built 1993 DOM 38
 Sold Date 10-Apr-24 Distance 0.29km
 First Listing Offers Over \$649,000
 Last Listing Offers Over \$649,000
- 3** 10/1 SYKES AVENUE KINGS BEACH QLD 4551 **Sold Price** ^{RS} **\$680,000**



🏠 2 🚿 1 🚗 1 📏 127m² 📐 82m²
 Year Built 1987 DOM 41
 Sold Date 13-May-24 Distance 0.25km
 First Listing FOR SALE
 Last Listing Offers Over \$659,000
- 4** 12/15 VERNEY STREET KINGS BEACH QLD 4551 **Sold Price** **\$710,000**



🏠 2 🚿 1 🚗 1 📏 108m² 📐 108m²
 Year Built 1991 DOM 49
 Sold Date 29-Feb-24 Distance 0km
 First Listing \$750,000
 Last Listing Offers Over \$699,000
- 5** 13/38A KING STREET KINGS BEACH QLD 4551 **Sold Price** **\$754,000**

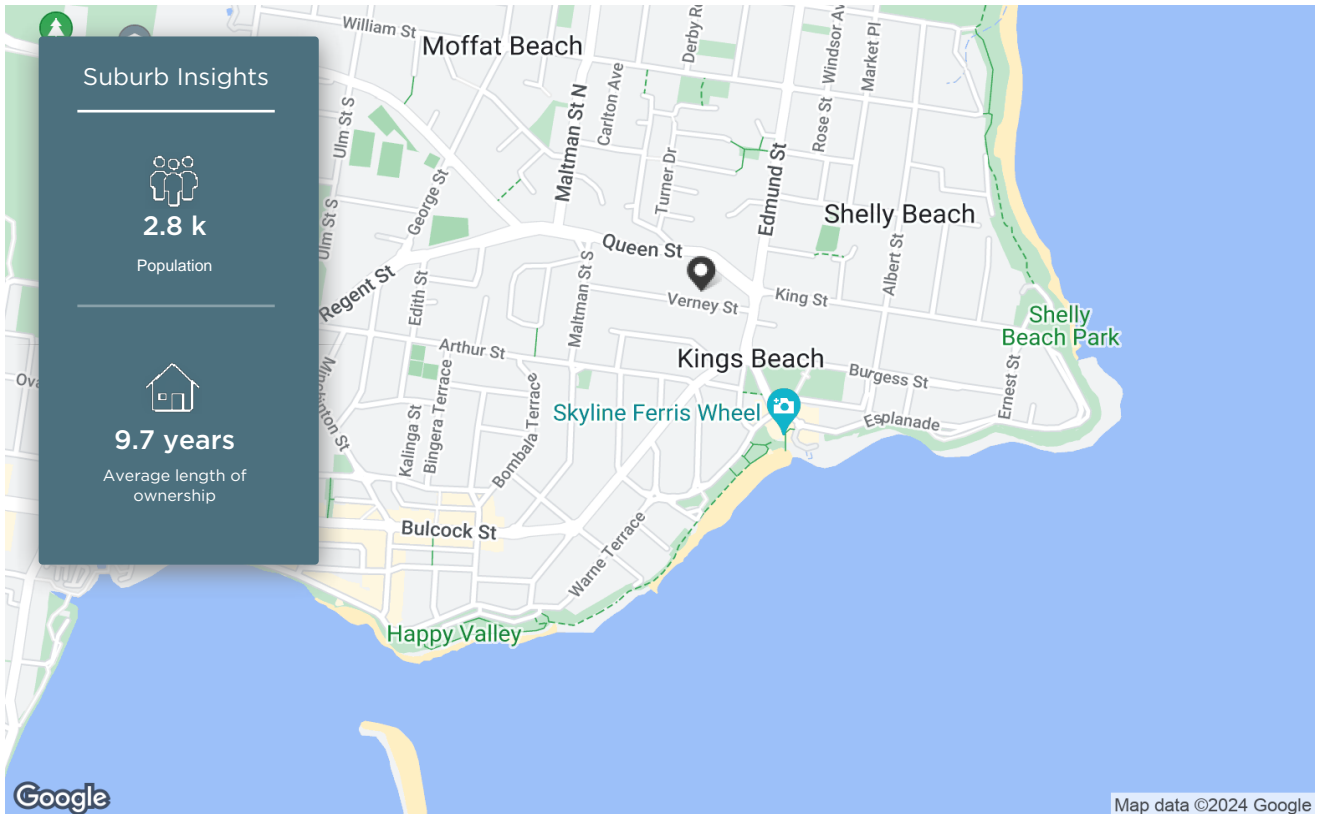


🏠 2 🚿 1 🚗 1 📏 161m² 📐 65m²
 Year Built 1995 DOM 26
 Sold Date 04-Feb-24 Distance 0.37km
 First Listing Offers over \$719,000
 Last Listing Offers over \$719,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Kings Beach

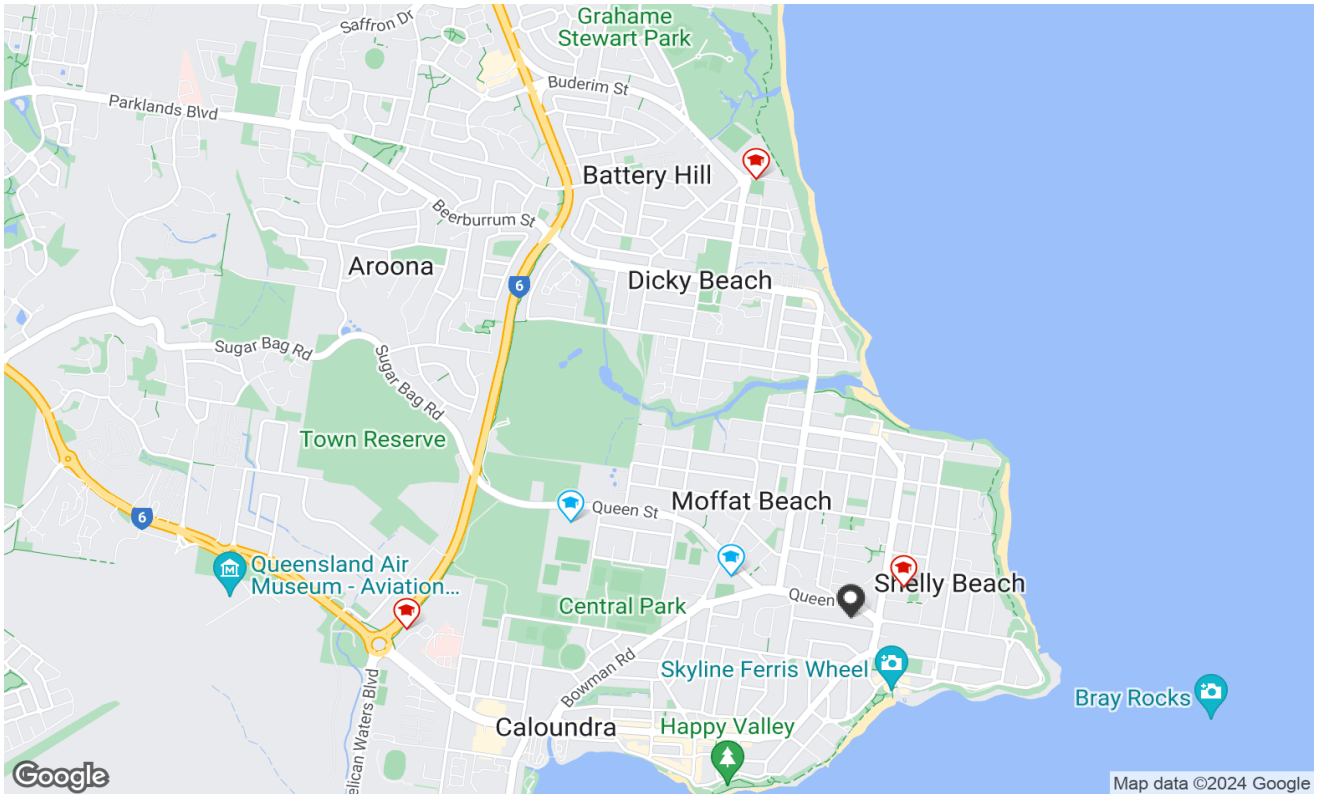
Demographic





The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$1,875,000.

| HOUSEHOLD STRUCTURE | | HOUSEHOLD OCCUPANCY | | HOUSEHOLD INCOME | | AGE | |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Childless Couples | 57.8 | Owns Outright | 28.4 | 0-15.6K | 5.9 | 0-9 | 6.6 |
| Couples with Children | 19.4 | Purchaser | 14.6 | 15.6-33.8K | 18.5 | 10-19 | 8.2 |
| Single Parents | 20.3 | Renting | 54.0 | 33.8-52K | 19.8 | 20-29 | 12.0 |
| Other | 2.0 | Other | 0.2 | 52-78K | 21.0 | 30-39 | 11.3 |
| | | Not Stated | 2.4 | 78-130K | 18.5 | 40-49 | 11.3 |
| | | | | 130-182K | 3.6 | 50-59 | 16.9 |
| | | | | 182K+ | 4.8 | 60-69 | 17.4 |
| | | | | | | 70-79 | 11.8 |
| | | | | | | 80-89 | 3.6 |
| | | | | | | 90-99 | 0.4 |

Local Schools



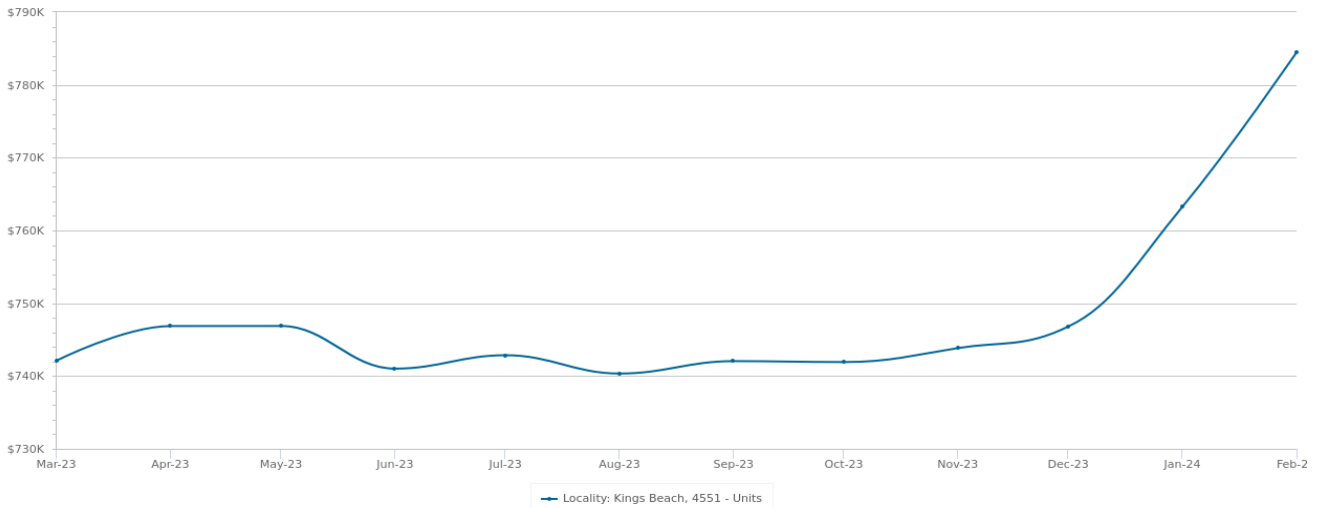
| | SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|---|---|----------|-------------|--------|----------------|-------|
|  | Our Lady of the Rosary School | 0.33km | Primary | Mixed | Non-Government | 0-6 |
|  | Caloundra State School 56A Queen Street Caloundra QLD 4551 | 0.62km | Primary | Mixed | Government | 0-6 |
|  | Caloundra State High School 40 Bower Street Caloundra QLD 4551 | 1.48km | Secondary | Mixed | Government | 7-12 |
|  | Caloundra Christian College 7 Gregson Place Caloundra QLD 4551 | 2.22km | Combined | Mixed | Non-Government | 0-12 |
|  | Currimundi Special School | 2.38km | Special | Mixed | Government | 0-12 |

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

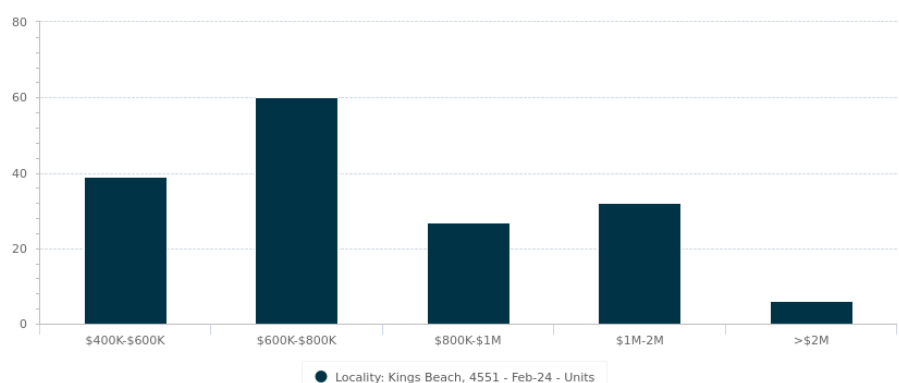


Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Feb 2024 | 16 | \$784,446 | 2.8% ▲ | 36 | 41 | \$580 |
| Jan 2024 | 17 | \$763,260 | 2.2% ▲ | 37 | 39 | \$580 |
| Dec 2023 | 8 | \$746,813 | 0.4% ▲ | 38 | 30 | \$580 |
| Nov 2023 | 16 | \$743,846 | 0.3% ▲ | 36 | 41 | \$580 |
| Oct 2023 | 11 | \$741,923 | -0.0% | 32 | 41 | \$580 |
| Sep 2023 | 16 | \$742,052 | 0.2% ▲ | 31 | 43 | \$570 |
| Aug 2023 | 12 | \$740,344 | -0.3% ▼ | 38 | 32 | \$570 |
| Jul 2023 | 16 | \$742,864 | 0.2% ▲ | 38 | 32 | \$560 |
| Jun 2023 | 17 | \$741,020 | -0.8% ▼ | 39 | 42 | \$550 |
| May 2023 | 11 | \$746,878 | 0.0% | 39 | 42 | \$550 |
| Apr 2023 | 12 | \$746,869 | 0.6% ▲ | 39 | 45 | \$550 |
| Mar 2023 | 12 | \$742,133 | 1.0% ▲ | 38 | 42 | \$550 |

Sales by Price - 12 months (Unit)

| PRICE | NUMBER |
|---------------|--------|
| <200K | 0 |
| 200K-400K | 0 |
| \$400K-\$600K | 39 |
| \$600K-\$800K | 60 |
| \$800K-\$1M | 27 |
| \$1M-\$2M | 32 |
| >\$2M | 6 |



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|----------|----------------|----------|-------------|
| 2024 | 164 | \$804,369 | 7.7% ▲ | 36 | 166 | \$600 |
| 2023 | 149 | \$746,869 | -3.9% ▼ | 33 | 167 | \$550 |
| 2022 | 225 | \$777,055 | 34.0% ▲ | 12 | 217 | \$500 |
| 2021 | 198 | \$579,708 | 20.3% ▲ | 34 | 216 | \$410 |
| 2020 | 179 | \$482,026 | 8.0% ▲ | 55 | 231 | \$385 |
| 2019 | 160 | \$446,505 | -1.5% ▼ | 46 | 230 | \$370 |
| 2018 | 188 | \$453,224 | 8.0% ▲ | 41 | 255 | \$350 |
| 2017 | 195 | \$419,771 | 3.7% ▲ | 49 | 279 | \$347 |
| 2016 | 171 | \$404,858 | 1.9% ▲ | 61 | 283 | \$350 |
| 2015 | 175 | \$397,404 | 7.4% ▲ | 61 | 242 | \$330 |
| 2014 | 142 | \$369,957 | 0.3% ▲ | 72 | 213 | \$320 |
| 2013 | 118 | \$368,958 | 2.6% ▲ | 107 | 205 | \$300 |
| 2012 | 105 | \$359,511 | -5.0% ▼ | 79 | 216 | \$300 |
| 2011 | 100 | \$378,569 | -12.7% ▼ | 74 | 217 | \$295 |
| 2010 | 175 | \$433,396 | 12.6% ▲ | 75 | 206 | \$290 |
| 2009 | 121 | \$384,860 | -11.0% ▼ | 79 | 156 | \$292 |
| 2008 | 257 | \$432,505 | 14.4% ▲ | 60 | 145 | \$270 |
| 2007 | 229 | \$378,210 | 2.2% ▲ | 79 | 104 | \$245 |
| 2006 | 187 | \$369,913 | 7.4% ▲ | 60 | 123 | \$235 |
| 2005 | 192 | \$344,385 | -1.1% ▼ | 61 | 112 | - |

Summary

10/15 VERNEY STREET KINGS BEACH QLD 4551



Appraisal price range

Notes from your agent

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